



Life Insurance Corporation of India

Divisional office, Jeevan Prakash, Taramandal Road, Budh Vihar Vyavsaik Yojna, Gorakhpur
Phone no. 0551-2230323, E-Mail: os.gorakhpur@licindia.com

Requirement of office premise on Lease basis for our Satellite office- Sahjanwa, District-Gorakhpur, UP

LIC of India intends to hire office premise (Hall Type) from the individual / firms on lease basis measuring 1200 sq.ft. to 1500 sq.ft. Carpet area which is in ready position to occupy preferably on Ground or First floor in the city of Sahjanwa, Dist-Gorakhpur, UP. The prospective bidders meeting out the above requirements are requested to collect the tender documents on payments of Rs. 590/- (Including GST) from the office at the above address. The tender documents will be issued from **30/05/2024 between 11.00 A.M. and 03.00 P.M. on week's days (excluding Holidays, Saturdays & Sundays). The last date for submission of filled in offer is 12/06/2024 up-to 03.00 PM.** For complete details and bid documents please log on to www.licindia.in and go to "Tenders" and click on the link "**2nd Advertisement for Requirement of office premise for SO-Sahjanwa, Dist-Gorakhpur, UP on lease basis**".

LIC of India reserves the right to accept or reject any or all offers in full / part without assigning any reasons whatsoever.

Date 30/05/2024

Sr. Divisional Manager



भारतीय जीवन बीमा निगम

मंडल कार्यालय, जीवन प्रकाश, तारामंडल रोड ,बुद्ध विहार व्यावसायिक योजना, गोरखपुर

फोन नंबर 0551-2230323, ई मेल os.gorakhpur@licindia.com

सेटेलाइट कार्यालय सहजनवा, जिला-गोरखपुर, उ.प्र. हेतु लीज पर कार्यालय भवन हेतु निविदा

भारतीय जीवन बीमा निगम अपने सेटेलाइट कार्यालय-सहजनवा, जिला-गोरखपुर, उत्तर प्रदेश के लिये 1200 से 1500 वर्गफुट कारपेट एरिया में तैयार भवन (हॉल टाइप) के साथ जो कि भूतल या प्रथम तल पर स्थित हो को लीज पर लेने हेतु निविदा आमंत्रित करता है। इच्छुक व्यक्ति /संस्थान जो उक्त अर्हताओ की पूर्ति करते हों, रु. 590/- (GST सहित) का भुगतान कर, निविदा प्रपत्र, उपरोक्त पते से प्राप्त कर सकते हैं। निविदा प्रपत्र, दिनांक 30/05/2024 से सप्ताह के सभी कार्य दिवस (सभी अवकाश, शनिवार व रविवार को छोड़कर) को प्रातः 11 बजे से सायंकाल 03 बजे तक प्राप्त किया जा सकता है। पूर्णरूप से भरे गए निविदा प्रपत्र दिनांक 12/06/2024 के सायंकाल 03 बजे तक जमा होगी। इस सम्बन्ध में पूर्ण जानकारी व निविदा प्रपत्र हेतु www.licindia.in पर जाकर "2nd Advertisement for Requirement of office premise for SO-Sahjanwa, Dist-Gorakhpur, UP on lease basis" से प्राप्त किया जा सकता है।

भारतीय जीवन बीमा निगम के पास बिना कोई कारण बताये ,किसी अथवा सभी प्रस्तावों को निरस्त करने का अधिकार सुरक्षित होगा, तथा इस सम्बन्ध में कोई पत्राचार नहीं किया जायेगा।

दिनांक 30/05/2024

वरिष्ठ मंडल प्रबंधक



Life Insurance Corporation of India
Gorakhpur Divisional Office.
Jeevan Prakash, Taramandal Road
Budh Vihar Vyawsayik Yojna, Gorakhpur
Phone no. 0551-2230323, E-Mail: os.gorakhpur@licindia.com

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TENDER NOTICE

2nd Tender for Hiring of Office Premise for SO Sahjanwa, Dist-Gorakhpur, UP

Life Insurance Corporation of India intends to hire premise (Hall Type) which is ready to occupy condition from Individuals/ Firms only under 'Two Bid system' as per details given below:

Carpet area required	Location	Remarks
1200 sq.ft. to 1500 sq.ft..	Tender for Hiring of office premise for our Satellite office Sahjanawa, Dist-Gorakhpur, UP	Should be located preferably in the Main Road /Market area at the prime location of the township nearby, having suitable parking for customers and staff & having availability of all public amenities like Banks, Post Offices, Railway Station/ Bus Stops etc. should be ready to occupy condition and suitable for use as office premises.
Status of Premises	Free Hold/ Lease Hold with clear marketable title.	
Usage of the Property	Commercial Use	

The prospective bidders meeting the above requirements are requested to collect the tender documents on payment of Rs.500 + GST 18% = Rs 590/- (Rupees Five hundred ninety only) from the office at the above address. The tender documents will be issued from **30/05/2024** to **12/06/2024** between 11.00 am. and 3.00 pm. on week days (excluding Holidays, Saturdays and Sundays). The last date for submission of filled in offers is **12/06/2024 up to 03.00 PM**. The 'Technical Bids' will be opened on the same day at **04.00 PM**. in the presence of bidders or their authorized representatives who may wish to present.

For complete details and bid documents please log on to www.licindia.in and go to tenders and click on the link 'Tender-2nd Advertisement for Requirement of office premise for SO-Sahjanwa, Dist-Gorakhpur, UP on lease basis'.

LIC of India reserves the right to accept or reject any or all offers in full/ part without assigning any reasons whatsoever.

Sr. Divisional Manager

Place : Gorakhpur
Date : 30/05/2024



Life Insurance Corporation of India

Gorakhpur Divisional Office.

Jeevan Prakash, Taramandal Road

Budh Vihar Vyawsayik Yojna, Gorakhpur

Phone no. 0551-2230323, E-Mail: os.gorakhpur@licindia.com

2nd Tender for Hiring of Office Premise for SO Sahjanwa Dist-Gorakhpur, UP

TENDER SCHEDULE

SI No	Description	
1	Name of work :	2nd Tender for Hiring of Office Premise for Satellite office- Sahjanwa, Dist-Gorakhpur, UP
2	Cost of tender document (Non-refundable)	500/- + 18% GST = Rs. 590/- (Rupees Five hundred eighteen only)
3	Earnest Money Deposit	2000/- (Rupees two thousand only) per tender
4	Date of sale of tender document	From 30/05/2024 to 12/06/2024 between 11.00 AM and 3.00 PM on week days (excluding Holidays, Saturdays and Sundays) from the above office on payment of non refundable tender cost by Cash/Demand Draft / Pay Order in favour of " Life Insurance Corporation of India " payable at Gorakhpur .
5	Last Date & Time of receiving / submission of tender document.	On 12/06/2024 up to 03.00 PM .
6	Date & Time of opening of Technical Bids	As on the last date of submission of tender i.e. on 12/06/2024 at 04.00 PM .
7	Date & Time of opening of Financial Bids.	Shall be intimated later on.
8	Time Limit for handing over possession of the premises.	Within 90 days from the date of issue of acceptance letter.
9	Lease period / Contract period	As mentioned in the terms and conditions of the Contract.
10	Notice period for Termination of contract.	04 (Four) months on either side..
11	Validity of tender	06 (Six) months from the date of opening of Technical Bid.

Date : 30/05/2024

Signature of Officer (In – charge)



Life Insurance Corporation of India

Gorakhpur Divisional Office.

Jeevan Prakash, Taramandal Road

Budh Vihar Vyawsayik Yojna, Gorakhpur

Phone no. 0551-2230323. E-Mail: os.gorakhpur@licindia.com

2nd Tender for Hiring of Office Premise for SO-Sahjanwa, Dist-Gorakhpur, UP

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Instructions to Bidders

1. The tender forms will be available from **30/05/2024** to **12/06/2024** between 11.00 AM. to 03.00 PM. on week days (excluding Saturdays and Sundays & Holidays).
2. The last date for submission of filled in tenders (both Technical and Financial Bids) is **12/06/2024** up to 03.00 PM. The offers received after the last date and time mentioned above will not be considered.
3. The filled in tenders should be submitted to the address given below:

Sr. Divisional Manager
Gorakhpur Divisional Office,
Jeevan Prakash, Taramandal Road, Budh Vihar Vyawsayik Yojna,
Gorakhpur-273016, Phone no. 0551-2230323,
E-Mail: os.gorakhpur@licindia.com

The technical bid will be opened on the same day i.e. on **12/06/2024** at **04.00 PM.** in the presence of bidders or their authorized representatives who may wish to be present. After scrutiny of the Technical Bids, visits to the sites, assessment of the offers, the Financial Bids of only those bidders, whose offers are found suitable to the Corporation, will be opened at a later date. The date of opening of Financial Bids will be intimated to those bidders whose offers are found suitable.

4. The tender form consists of the following documents. i.e.,
 - a. Instructions to bidders and Terms and Conditions.
 - b. Technical part.
 - c. Financial part.

The offers are to be submitted in Two Bid system i.e., Technical Bid and Financial Bid. The Technical Bid consists of all the required information called for in the questionnaire and shall contain, inter alia, the details regarding the property viz., name of the property/ies, location, area of the plot, copy of sanctioned plan with completion/ occupation certificate, floor area of portion to be leased, specification of internal finishes, amenities, sanctioned electrical power load, usages of the property, title reports to confirm ownership and clear marketability, and other terms and conditions relevant to the hiring of premises (other than the price). The Technical Bid shall be submitted in sealed cover (Marked **Envelope-1**) super-scribing as "**2nd Technical Bid**" for Hiring of Office Premise for **SO-Sahjanwa, Dist-Gorakhpur, UP**". The envelope shall contain the addressee's details and details of the bidder also.

5. The Financial Bid shall contain only financial details i.e., rate/ rent per sq.ft. on carpet area basis and other financial implications. The Financial Bids will be placed in the **Envelope-2** and super scribing **2nd financial bid for Hiring of Office Premise for SO- Sahjanwa, Dist-Gorakhpur, UP** with addressee and bidders details. All the three envelopes (**envelope-3 containing Earnest Money Deposit amount, Cost of tender fee and other documents**) will be placed in a fourth envelope (**Envelope-4**) and sealed and submitted to the **Sr. Divisional Manager** at the address given above. The envelope must be super-scribed with '**2nd Bids for Hiring of Office Premises for SO-Sahjanwa, Dist-Gorakhpur, UP**' and the last date for submission **12/06/2024 up to 03.00 PM** and to be opened on **12/06/2024** at 04.00 PM.
6. Earnest Money Deposit of Rs.2000.00 (Rupees Two thousand only) in the form of Demand Draft/ Pay Order in favour of 'Life Insurance Corporation Of India' payable at Gorakhpur and the **cost of tender**

- fee (Non refundable) of Rs.500/-+ GST 18% = Rs. 590/- (Rupees Five hundred ninety only)**, the Miscellaneous Receipt of the tender fee deposited or Demand Draft or Pay Order shall be submitted in sealed cover (Marked Envelope-3) super-scribing as '2nd Earnest Money Deposit for Hiring of Office Premise for SO-Sahjanwa, Dist-Gorakhpur, UP. Please note that no interest is payable on the Earnest Money Deposits.
7. In case the tender form is downloaded from the Corporation's web site, the non refundable tender fee of **Rs. Rs.500/-+ GST 18% = Rs. 590/- (Rupees Five hundred ninety only)** may be remitted in the form of Cash/Demand draft/ Pay order drawn in favour of '**Life Insurance Corporation of India**' payable at **Gorakhpur**.
 8. **Refund of Earnest Money Deposit :-**
 - a) Earnest Money Deposit of all unsuccessful Vendors/ bidders shall be refunded within one month's time after scrutiny and submission of Technical Assessment Report by Divisional hire Committee to the Sr.Divisional Manager.
 - b) Earnest Money Deposit of other bidders (except lowest bidder) shall be refunded within one month's time after opening of Financial Bids.
 - c) Earnest Money Deposit of lowest bidder shall be refunded separately or adjusted along with the payment towards rent of the premises.
 - d) In case the lowest vendor/ bidder refused to offer premises after issue of allotment letter, a notice shall be served to them by giving 30 (thirty) days time failing which their Earnest Money Deposit amount lying/ retained with us shall be forfeited without any further correspondence.
 - e) Sr. Divisional Manager is the competent authority to refund/forfeit the EMD amount
 9. **The following documents should be enclosed with the offers:** A copy of the title investigation and search report along with copies of title deed documents. In case of Inherited property,12 SALA certificate issued from revenue department and in case of registered property, registration paper along with Khatauni must be enclosed
 10. **After opening of financial bid, the following documents must be provided by winner of the tender at the time of negotiation:**
 - a) A set of floor plans, sections, elevations and site plan of the premises offered showing the detailed dimensions, main approach road, road on either side if any, width of the road/s and adjacent properties etc. around the properties. Approved Map.
 - b) Documents related to conversation of Non-agricultural land from the Competent Authority.
 - c) Commercial usage Certificate
 - d) Structural stability Certificate
 - e) Supporting documents related to building, clearly mentioning the name of building owner.
 11. All the pages of the tender form are to be signed by the bidder. In case of joint ownership, all owners have to sign all the pages of the bids (Technical and Financial bids). Incomplete bids and bids lacking in details and without signatures are liable to be rejected.
 12. Tenderers should note that their tenders should remain open for consideration for a minimum period of 6(Six) months from the date of opening of 'Technical Bids'.
 13. Separate tender forms are to be submitted in case more than one property is offered.
 14. The Tender Inviting Authority reserves the right to accept any tender or to reject any or all tenders at his sole discretion without assigning reasons thereof. The Tender Inviting Authority does not bind to accept the lowest tender.

Place:Gorakhpur

Signature of Vendor with Seal.

Date:



Life Insurance Corporation of India
Gorakhpur Divisional Office.
Jeevan Prakash, Taramandal Road
Budh Vihar Vyawsayik Yojna, Gorakhpur
Phone no. 0551-2230323, E-Mail: os.gorakhpur@licindia.com

Appendix-G17

2nd Tender for Hiring of Office Premise for SO- Sahjanwa, Dist-Gorakhpur, UP

Terms and Conditions

This tender consists of two parts, viz., Technical Bid including Instructions to Bidders, Terms and conditions and Financial Bid containing expected price only. Separate Technical and Financial bids are to be submitted for each proposal. The Technical Bid, Financial Bid and the Earnest Money Deposit should be sealed in envelopes. The use of envelopes will be as under:

- Envelope marked as 1 - The duly completed Technical Bid be put in this envelope and sealed.
- Envelope marked as 2 - The duly completed Financial Bid be put in this envelope and sealed.
- Envelope marked as 3 - The Demand Draft or Bankers cheque for 'Earnest Money Deposit' and 'Cost of tender document' or the 'Miscellaneous Receipt' of the required value and other documents be put in this envelope and sealed.
- Envelope marked as 4 - All the three envelopes shall be placed in envelope marked – 4 and sealed (i.e. Envelopes marked as 4, will contain three envelopes marked as 1, 2 and 3) and submitted to LIC of India, in sealed condition super-scribing as '2nd Tender for Hiring of Office Premise for SO Sahjanwa, Dist-Gorakhpur, UP to be opened on 12/06/2024 at 04.00 PM.

Terms and conditions:

- The terms and conditions along with the instructions will form part of the tender to be submitted by the tenderer to LIC of India, herein termed as Corporation.
- Tender which is received on account of any reason whatsoever including postal delay etc. after the expiry of time and date i.e **03.00 PM** on **12/06/2024** fixed for submission of tenders shall be termed as 'late' tender and not to be considered. Such tender shall be returned to the concerned party without opening the same.
All vendors are requested to submit the tender documents (Technical Bid and Financial Bid) duly filled in with the relevant documents/ information at the following address:

Sr.Divisional Manager, LIC of India, Divisional office, Jeevan Prakash, Taramandal Road, Budh Vihar Vyawsayik Yojna, Gorakhpur-273016, 0551-2230323

- All columns of the tender documents must be duly filled in and no column should be kept blank. All the pages of the tender documents are to be signed by the owner or authorized signatory of the tenderer (if any). Any over writing or use of white ink is to be duly initialed by the tenderer. The Corporation reserves the right to reject the incomplete tenders.
- In case the space in the tender document is found insufficient, the vendors may attach separate sheets.
- The offer should remain valid at least for a period of 6 months to be reckoned from the date of opening of 'Technical Bid'.
- There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other condition, which may lead to a deviation

with respect to the terms and conditions as mentioned in the tender document, the vendor is required to attach a separate sheet marking 'list of deviations'.

7. The Technical bids will be opened on 12/06/2024 at 04.00 PM in the presence of tenderers at our above office. All tenderers are advised in their own interest to be present on that date, at the specified time.
8. Corporation reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
9. Canvassing in any form will disqualify the tenderer.
10. The short-listed vendors will be informed in writing by the Corporation for arranging site inspection of the offered premises.
11. Income-Tax and Statutory clearances shall be obtained by the vendors at their own cost as and when required. **All payments to the successful vendor shall be made by NEFT only.**
12. Property should be situated in good commercial/ residential area of the town/ city with congenial surroundings and proximity to public amenities like bus stop, banks, markets, hospitals, Schools etc.
13. The title report providing ownership and clear marketability is to be enclosed.
14. The Financial bid will be opened only if at least two Technical bids are found suitable. In case single Financial bid shall not be opened. Single valid tender or offer from State/ Central/ Agencies/ Undertakings may however, be opened by the Zonal Purchase Committee/ Divisional Purchase Committee.
15. The premises shall be preferably freehold. Alternatively, if it is leasehold, in case of such premises, detailed regarding lease period, copy of lease agreement, initial premium and subsequent rent shall be furnished.
16. There should not be any water logging inside the premises and surrounding areas.
17. The premises should have good frontage and proper access.
18. The Lesser shall have no objection to the Lessee installing exclusive D.G.Set for the use of the lessee. The lessor shall provide suitable space for installation of Gen set without any extra cost to the lessee.
19. Latest certificate from the Competent Authority of having paid all the updated relevant taxes indicating the details of the property offered for leasing out to LIC.
20. Offers received from Government Bodies/ Public Sector Undertakings/ State Housing Boards etc. would be given preference.
21. The particulars of amenities provided/ proposed to be provided in the premises should be furnished in the technical bid.
22. The Lessor shall arrange for repairs and maintenance, white washing/ colour washing/ OBD painting/ painting to doors, windows etc. as and when informed by the lessee.
23. **The bid will be evaluated on techno commercial basis** giving weightage to the equivalent aspects in various parameters like location, distance from local railway station, amenities available, exclusivity, nearby surroundings, proneness to water logging/ flood etc. quality of construction, efficacy of the internal layout of premises and layout of buildings in the complex.
24. Tenders from intermediaries or brokers will not be entertained.
25. The premises offered should be in good and ready to occupy condition. The owners of the premises will have to hand over the possession of premises within one month after the acceptance of their offer by the department.
26. It may be noted that no negotiations will be carried out, except with the lowest tenderer and therefore most competitive rates should be offered.

27. **Rate per sq.ft. on carpet area:** 'The carpet area rate shall be inclusive of :
- (a) Basic rent of the premises
 - (b) Proportionate amount of the statutory charges/ taxes (Present & Future) like Municipal taxes, House tax, Property tax, GST, cess an/ or other levy and proportionate amount of maintenance charges (Society charges, if any) etc. in respect of the premises, due to the State Government, Central Government or other local or civic authorities.
- Nothing extra will be paid other than the monthly lease rent. Monthly rent will be paid from the date of taking possession of the premises and is payable within 7 days of following month.
28. **Lease period:** Minimum period of lease will be 15 years with 6 years lock - in period. Minimum notice period of 4 months from either side for termination of agreement. The lease period will be extendable for mutually agreed period & escalation in rent.
29. **Addition and alteration works:** During the period of tenancy, if the lessee desires to carry out any addition and alterations works at its own cost as per the requirement of the Department, lessor will permit the same on the existing terms and conditions and obtain any permission if required, from the local authority. Lessor will also provide space for display signboards without any extra cost.
30. **Lease agreement:** Registered lease agreement will be done between LIC of India & Owner of the building and Rent will be paid to respective owner. Lease deed will be executed in the format provided herewith by LIC(Standard lease deed -LIC as a tenant)
31. **Income Tax:** will be deducted at source at prevailing rate.
32. **GST** as per rule.
33. **Registration and stamp duty charges:** Total expenses may be borne by building owner.
34. **No advance should be made for a building under construction or for putting up an extension to an existing building or to construct a new building on a vacant plot of the landlord.**
35. **Possession of premises:** within 30 days from the date of receipt of acceptance of offer/ letter. The premise has to be painted and should be in habitable condition while taking over the possession.
36. **Water Supply:** The owner should ensure and provide adequate supply of drinking water and water for W.C and Lavatory throughout the lease period at his own cost.
37. **Electricity:**
- a. The building should have sufficient electrical / power load requirement for commercial usage-sanctioned and made available to the Corporation in the name of LIC of India. Charges for electric connection and wiring are to be born by building owner.
 - b. If required, additional electric power will have to be arranged by the Lessor/ Offerer at his/ their cost from the energy suppliers.
 - c. Electricity charges will be borne by the lessee for the area taken on lease, on actual basis based on the separate meter which would be provided by the lessor. Any additional cost on the electrical connectivity will be borne by the owner/ lessor.
 - d. At the time of taking over possession of the premises, we will note the electricity meter reading in your presence or your authorized representatives. The electrical charges will have to be born by the owner up to that point.
 - e. The lessor/s shall have to provide electric wiring/fitting/Points as required by LIC.
38. **Parking:** The landlord shall have to provide Car and Two Wheelers exclusive parking space minimum 800 sq.ft. (Open/ Covered) without any extra cost.
39. **Carpet area measurements:** The carpet area measurements shall be as per Bureau of Indian Standards IS No.3861:2002. Joint measurements will be taken in the presence of LIC official and vendor/ authorized representative for finalizing the carpet area.

40. Owner of the premises must be ready to modify floor plan such as tile flooring, removal of walls, windows, doors, partitions, washrooms etc. as per our requirement, which may be deemed fit for our office premises without any charge.
41. **Landlord has to provide Separate Toilets for Ladies and Gents along with urinals.**
42. The Sr. Divisional Manager reserves the right to make modification, alterations, adding and/or deletion, if any, based on the recommendation of the Divisional Hire & Purchases committee i.e. space committee.

Sr. Divisional Manager

Date :Gorakhpur
Place 30/05/2024



Life Insurance Corporation of India

Gorakhpur Divisional Office.

Jeevan Prakash, Taramandal Road

Budh Vihar Vyawsayik Yojna, Gorakhpur

Phone no. 0551-2230323. E-Mail: os.gorakhpur@licindia.com

Appendix-G18

Technical Bid

Reference No.....

(Note: The reference number to be filled up by the tenderers for the particular Premises offered and shall be quoted in price Bid also for easy and correct identification.

2nd Tender for Hiring of Office Premise for SO-Sahjanwa, Dist-Gorakhpur, UP

Sr.		Detail of Vendor/owner/builder/Firm	Remarks
1	1	Name of the Lessor	
	2	a	Address of the Lessor
		b	Phone No.
		c	Fax No.
		d	E - Mail ID
		e	Permanent Account Number (PAN)
	3	a	Name of the contact person duly authorized.
		b	Phone No.
	4	a	Constitution of vendor/ firm (Proprietary/ Partnership/ Private/ Pvt.Ltd./ Public Ltd/ PSU etc)
		b	PAN numbers of the Directors/ Partners/ Firms.
2	Details of the property :		
	1	Name of the Owner	
	2	Address :	
	3	Phone No.	
	4	Name of the building, khasara Sankhya/House no. & area of the land with name of Tahsil & District.	
	5	Details of encumbrances, if any?	
	6	Location and address of the property	

	7	Usage of the property (as approved by the Competent Authority).		
	8	a	Residential	
		b	Commercial	
		c	Residential cum Commercial	
		d	Shopping centre	
	9	Whether the proposal for Office premises in a multi - storied building.		
		a	Number of floor in the building.	
		b	At which floor, the office premises are offered.	
	10	CTS No		
	11	Survey No		
	12	Ward NO		
	13	Whether the plot is free hold or lease hold?		
		b	If lease hold, please mention the details of	
			i	Name of the Title Holder/ Lessor
			ii	Tenure of the land
			iii	Residual lease period
			iv	Annual lease rents and amount.
		c	Whether the property is mortgaged? If yes mention the details.	
			i	Name of the Organization where the property is mortgaged.
			ii	Address of the Organization with phone no.
			iii	Amount of loan availed.
			iv	Tenure of mortgage
			v	Residual mortgage period
			vi	EMI paid.
	14	Character / Type of locality		
		a	Residential	
		b	Commercial	
		c	Commercial cum Residential	
		d	Industrial	
		e	Slum	
	15	Area of the plot		
	16	Size of the plot		
		a	Frontage in meters	

	b	Depth in meters	
17	Schedule of the plot i.e. boundaries of the plot on(
	a	North (Name of the building/plot owner)	
	b	East(Name of the building/plot owner)	
	c	South(Name of the building/plot owner)	
	d	West(Name of the building/plot owner)	
18	Whether the locality is free from Special hazards like fire / flood etc.		
19	Whether the locality has protection from adverse influence such as		
	a	Encroachment.	
	b	Industrial nuisance, smoke, noise etc.	
20	Please enclose copy of Property Card or Patta etc.		
21	Please also indicate distance from the nearest		
	i	Railway (local) station	
	ii	Bus Stand	
	iii	Bank (Nearest)	
	iv	Airport	
	v	Hospital/ Schools/ Colleges/ Universities.	
22	Year of construction. Enclose a attested copy of NOC or Occupancy certificate issued by the Municipal Authority or any other Government Bodies.		
23	a	Incase of old constructions, NOC from the Society may be enclosed	
	b	Mention year of completion (as given in Completion Occupancy Certificate issued by the Authority) .	
	c	Indicate in whose name the conveyance deed is executed.	
24	Date on which Office premises can be handed over to LIC after finalization of the deal.		
25	Built up area of the premises being offered now for office usages on lease basis. Please enclose copies of approved plans.		
26	What is the carpet area (for consideration purpose).		
3	Specifications		
	1	Type of building (Residential/Semi commercial)?	
	2	Type of structure (RCC / Steel framed/ load bearing).	
	3	Type of wall (Brick/ Cement block). Mention thickness of external wall and internal partition wall.	

	4	Details of Flooring (M.M.Tiles/ Ceramic/ Vitrified/ Marble) or any other.		
	5	Details of Door frames (Sal wood/ Teak Wood/ Hard wood/ Aluminum) or any other.		
	6	Details of Door shutters (Flush door/ Teak wood/ Aluminum / PVC) or any other.		
	7	Details of Window frames (Sal wood/Teak Wood/ Hard wood/ Aluminum) or any other.		
	8	Details of window shutters (Teak wood / Aluminum / steel) or any other with security grills or without security grills.		
	9	i	No of toilets in each floor.	
		ii	Details of Floors and Dado in Toilets.	
4	Whether Structural stability certificate enclosed (Certificate shall be from Licensed Structural Engineer of Municipal Corporation)			
5	Service			
	1	If Lift facility is available, please give details of Number of lifts, capacity, make and the year of installation.		
	2	Please indicate source of water supply.		
	3	Is bore well provided? If so what is the yield and depth of bore well.		
	4	Capacity of the over head tank feeding to the office premises under consideration for leasing.		
	5	Please give details of sewerage system and for storm water disposal.		
	6	Please indicate whether the building is prone to flooding.		
6	Electricity			
	1	i	What is the connected load to the building in KW / KVA?	
		ii	Type of electric connection.	Commercial / Residential.
	2	Please indicate the type of wiring used , Aluminum or copper?		
	3	Whether ELCB is provided		Yes / No
7	Common services			
	1	Car parking		Reserved nos. Open...nos.
	2	Two wheeler parking		Reserved nos. Open...nos.
	3	Power / Electricity supply available.		Yes / No
	4	24 Hrs. water / Overhead tanks available.		Yes / No
	5	Generator for emergency. If yes mention, capacity of the Generator.		Yes / No
	6	Anti lightening device arrangement.		Yes / No
	7	Security arrangements, please give details.		
8	Other Information			

	1	Whether any ready built flats / Office premises have been constructed and sold by the builder to any government and semi government institutions/Financial institutions? If so please give name and addresses of such clients.	
9	Details of Plan / Blue Prints / Sanctioned Plan		
	1	Whether the plan of the property is sanctioned by the Competent Authority.	
	2	If sanctioned, please enclose copy of approved Floor Plan/s, Sections, Elevations and Site Plan of the building.	
	3	Name/s and Address Phone No. of the Architect / Engineer.	
Provision for proper arrangement of fire safety.			
10	1	Are the safety measures taken?	
	2	If yes , give details of arrangement.	
	3	Is No Objection certificate obtained / Secured from Fire c Control Authorities.	
	4	If yes, produce copies of proof / certificates	
11	List of Enclosures		
	Sr. NO.	Name of the Document	Page No. Remark
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
	11		

Signature of vendor with seal

Date:.....

Place:.....



Life Insurance Corporation of India
 Gorakhpur Divisional Office.
 Jeevan Prakash, Taramandal Road
 Budh Vihar Vyawsayik Yojna, Gorakhpur
 Phone no. 0551-2230323. E-Mail: os.gorakhpur@licindia.com

Financial Bid

Appendix-G19

(To be kept in envelop no 2)

(The rate quoted shall be excluding stamp duty and registration charges)

Name of the Owner/ Vendor/ Firm:

2nd Tender for Hiring of Office Premise for SO-Sahjanwa, Dist-Gorakhpur, UP

Sr.	Details of the property	Floor Level	Carpet area of the premises offered (sq.ft.)	Basic rent per sq.ft. of carpet area (in figure and words)	Outgoes*	Gross rent per Sq.ft. of carpet area (Rs. in figure and words)	Total Gross Rent
(1)	(2)	(3)	(4)	(5)	(6)	(7=5+6)	(8=4x7)
	Total						

*Such as Municipal tax, House tax, Property tax, GST, cess and/ or any other levy and proportionate amount of Maintenance charges (Society charges, if any) etc per sq.ft. of carpet area (Rs. in figure and words)
 Note:

- Vendors shall quote the rate and amount excluding registration and stamp duty charges for execution of lease agreement. Registration and Stamp Duty charges may be borne by Lessor.
- Carpet area rate:** The carpet area rate shall be inclusive of basic rent plus all proportionate statutory charges (i.e. all taxes/ cess present and future – House tax, Property tax, GST and Municipal taxes etc.) Maintenance charges and Service charges like Society charges etc. The rent will be paid from the date of taking possession of the premises. Nothing extra will be paid other than the monthly lease rent. Lease rent is payable within 7 days of following months.
- Carpet area measurements:** The carpet area measurements shall be as per Bureau of Indian Standards IS No.3861:2002. Joint measurements will be taken in the presence of LIC official and vendor / authorized representative for finalizing the carpet area.
- Validity of offer:** The offer should remain valid at least for a period of 6 (Six) months to be reckoned from the date of opening of 'Technical Bid'.

Signature of vendor with seal.

Date : Place:.....